

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

APRIL 7, 2008

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present

Harold Sanger, Chairman
Steve Lichtenfeld, Aldermanic Representative (arrived at 5:55 p.m.)
Lenore Toser-Aldaz, Deputy City Manager
Debbie Igielnik
Jim Liberman
Marc Lopata
Scott Wilson

Absent:

None

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the regular meeting of March 17th, 2008 were presented for approval. The minutes were approved, after having been previously distributed to each member.

Jim Liberman asked about the Trianon (Orchard) Project and his concern with the corner.

Catherine Powers stated that staff will work with the developers to redesign the corner so as to make it more visible and inviting, as per staff recommendation and the Architectural Review Board's approval.

SITE PLAN REVIEW AND ARCHITECTURAL REVIEW - NEW CONSTRUCTION –
SINGLE FAMILY RESIDENCE – 105 LINDEN

Ms. Lauren Strutman, senior architect, was in attendance at the meeting. She introduced Steve Endsley, project architect, Dave Welton, Civil Engineer and Pam Lattinville, owner, to the members.

Catherine Powers explained that the proposed project consists of a 2-story, 4,722 square foot, approximately 26.25 feet in height stone and stucco single-family residence with a two-car rear entry garage. The site measures approximately 16,234 square feet and is located in the Bemiston subdivision. She stated that the plans indicate that the existing impervious coverage is 7,617 square feet or approximately 46.9% of the site. The new plans show impervious coverage at 7,536 square feet or 46.4% of the site. A storm sewer inlet is located at the northwest corner of Maryland and Linden. The applicant is proposing to install a new public sewer in order to tie into this sewer. The new sewer will be placed within the right-of-way in front of 103 Linden. The driveway and rear turnaround will be constructed of pervious pavers to allow storm water infiltration. All downspouts and drains will be connected to the new sewer. The Public Works Department has reviewed this site plan and finds the storm water mitigation plans acceptable. Trash storage, as shown on the civil site plan, is within an enclosure off the driveway and screened with a wood fence. The HVAC units are shown on the site plan to be located adjacent to the trash enclosure and screened with a wood lattice fence. The plan shows 134 caliper inches of trees to be removed. The applicant is proposing 148-inches of replacement trees. The applicant is proposing to preserve and protect seven trees, several of which are mature trees. The Public Works Department has commented that the trees shown located on the south side will have to be relocated out of the proposed swale. Catherine stated that the proposed residence has been placed on the site so as to preserve several large trees. The impervious coverage on the lot represents a slight decrease in impervious coverage compared to the existing improvements. The proposed storm sewer will cause disturbance in front of the neighbor's property. The contractor should notify the property owners of this disturbance in the right-of-way and make reasonable accommodations to limit the disruption. As previously indicated, a revised landscape plan must be submitted to staff which shows the plant material relocated out of the swale on the south side yard. Any caliper deficiencies will require payment into the City's forestry fund. Staff believes the impervious coverage, storm water mitigation, and setbacks are in conformance with the R-2 Single Family Zoning Ordinance requirements and recommends approval with the following conditions:

1. That the applicant provide a revised landscape plan showing the relocation of plant material out of the swale and any caliper deficiencies will require payment to the City's forestry fund,
2. That the City's Tree Protection Standards be followed for all trees which are to remain,
3. That the contractor notify the property owners of 103 Linden that disturbance in the right-of-way will take place and that the contractor make reasonable accommodations to limit the disruption. After construction, the R-O-W must be restored to the satisfaction of the Public Works Department, and
4. That all costs associated with the storm sewer installation be the sole responsibility of the subject property owners.

Ms. Strutman advised the members that they are happy to comply with staff recommendations. She presented a site plan to the members, explaining the location of the driveway that leads to a rear entry, two car garage and the locations of the trash area and HVAC units. She stated that the proposed impervious coverage is actually a little less than the existing impervious coverage. Lauren then distributed a brochure depicting the proposed pervious pavers they plan to use (Belgard Subterra Stone) for the driveway and rear turn-around area.

Chairman Sanger asked if this is a double lot.

Ms. Strutman replied “no”; she stated it is a larger lot at over 16,000 square feet.

Catherine Powers reminded the members that there is no credit given for the use of pervious pavers; in other words, the impervious coverage calculation includes the area covered by these pavers.

Chairman Sanger asked about storm water mitigation.

Ms. Strutman stated that a storm sewer inlet is located at the northwest corner of Maryland and Linden and that the applicant is proposing to install a new public sewer within the right-of-way in front of 103 Linden in order to tie into this sewer.

Chairman Sanger stated that some concern from a neighbor to the rear was raised.

Catherine Powers indicated that staff spoke with this individual about the project and the drainage and storm water mitigation proposal.

Chairman Sanger asked if there will be additional drainage toward the property to the west as a result of this project.

Mr. Welton stated that their mitigation plan should actually reduce the amount of water going to the neighboring property.

Ms. Strutman indicated that they are also replacing more trees than are being removed.

Chairman Sanger asked if there were any more comments with regard to the site plan.

Hearing none, Steve Lichtenfeld made a motion to approve the site plan per staff recommendations. The motion was seconded by Debbie Igielnik and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be constructed of stone with stucco accents. In conformance with the Architectural Review Guidelines, the amount of stucco does not exceed 25% on any elevation. Windows will be casement; dark brown in color. The driveway and turnaround is proposed to be pervious pavers. The color of the pavers has not been specified. The roofing material will be Grand Manor shingle; brownstone in color. Trash will be located in an enclosure off the driveway and screened with wood fence. The HVAC units are

located on the north side of the house adjacent to the trash enclosure and screened with a wood lattice fence. Catherine indicated that staff recommends approval as submitted.

Ms. Strutman presented a color rendering to the members. She stated the house will be constructed of all stone with stucco (taupe in color) accents. Elevations were presented as well as samples of the stone, stucco, roofing material and windows. She stated that she believes the house will compliment the street.

Jim Liberman asked if the glass is tinted.

Ms. Strutman replied “no”; she stated it is clear glass.

Jim Liberman asked about the front door.

Ms. Strutman indicated that they are thinking about a cherry front door.

Jim Liberman stated that the house is very nice.

Steve Lichtenfeld commented that it is a large house on a large lot. He stated it is charming.

Marc Lopata complimented Ms. Strutman on the reduction in impervious coverage and the use of a local stone. He encouraged her to recycle the used/old materials and that he would be happy to provide her with the name of a company who will take the materials. He stated that currently, this company only takes sorted materials, but in a few months, they will take unsorted materials. He indicated that he has no financial interest in the company.

Scott Wilson agreed with Marc’s comments.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the Board.

SITE PLAN REVIEW AND ARCHTIECTURAL REVIEW - NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE – 140 BRIGHTON WAY

Mr. Kris McCurdy, developer, was in attendance at the meeting. Also in attendance was Larry Wurm, Civil Engineer.

Catherine Powers explained that the proposed project consists of a 2-story, 5,049 square feet (including finished basement), approximately 25 feet in height brick and stone single-family residence with a two-car at grade, side entry garage. The site measures approximately 10,680 square feet and is located in the Clayton Gardens Subdivision. The plans indicate that the existing impervious coverage is 4,440 square feet or approximately 42% of the site. The new plans show impervious coverage at 4,231 square feet or 49% of the site. Storm water will be connected to an inlet located in front of the property. Trash storage is located in an enclosure off the driveway. The HVAC units are shown on the site plan to be located in the side yard and screened with a wood fence. The HVAC units are more than 5-feet from the side property line. The applicant will not remove any trees as a result of this project. Eight (8) caliper inches will be planted for a total of

forty-six (46) caliper inches of deciduous trees. Catherine Powers stated that the use of pervious pavers will help mitigate storm water drainage and staff recommends approval as submitted.

Mr. Wurm explained that storm water will be connected to an existing inlet in front of the property that will connect to separate storm water and sanitary sewers.

Steve Lichtenfeld asked the distance between the garage door and the south property line.

Mr. McCurdy replied "15-feet, 4-inches".

Steve Lichtenfeld indicated that distance seems tight.

Mr. McCurdy stated that a turning radius study was conducted and that the distance is acceptable for the subject vehicles. He stated that the doors are 12-foot wide; 4-foot wider than a standard size door. He stated the turning radius allows for up to an 18-foot vehicle.

Steve Lichtenfeld asked if this study was shared with staff.

Mr. McCurdy indicated he has the study with him today and will give it to staff.

Marc Lopata asked the surface area of the patio.

Mr. McCurdy replied that it is a total of 627 square feet, including the covered and round portions.

Marc Lopata asked how much of that is pervious pavers.

Mr. McCurdy indicated about 400 square feet.

Marc Lopata asked the brand of the pervious pavers.

Mr. McCurdy replied "Belgard".

Chairman Sanger asked if there are any water drainage issues currently.

Ms. Claudia Groisman, 200 Brighton Way, stated that water from all over the area (not just the subject property) collects in the middle of her garage.

Mr. Wurm commented that the garage at 200 Brighton Way is a rear entry, lower level garage. He stated that they are doing everything they can to mitigate storm water run-off.

Chairman Sanger stated that the current house is probably day-lighted, so this new project should help with the amount of water going to Ms. Groisman's garage.

Steve Lichtenfeld asked if the plan is correct in that the front walkway goes from the driveway to the house.

Mr. McCurdy replied "yes"; he stated there is no public sidewalk there.

Being no further questions or comments, Scott Wilson made a motion to approve the site plan with the condition that staff review and approve the turning radius. The motion was seconded by Jim Liberman and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Mr. McCurdy presented a color rendering to the members. He stated the home is primarily brick with some stone on the front elevation. Samples of the brick (enlarged), cement board, windows and roofing material were presented.

Scott Wilson asked if any thought was given to use brick for the chimney versus the cement board.

Mr. McCurdy replied “no”; he stated it would not be structurally feasible to use brick. He stated the chimney is at the back of the house.

Catherine Powers suggested the possible use of a brick panel for the chimney as there would be no weight issues related to brick panel.

Mr. McCurdy stated if brick would be used on the chimney, he would want the same brick as used on the house.

Jim Liberman commented that the brick seems “busy”.

Mr. McCurdy stated it blends in very well on larger homes.

Steve Lichtenfeld commented that it would be better if more of the darker brick were used than more of the lighter brick.

Mr. McCurdy commented that the brick sample he is presenting is simply a sample board and not reflective of the actual color combination/proportion.

Chairman Sanger asked if staff is okay with the cement board chimney.

Catherine Powers replied “yes”.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Debbie Igielnik and unanimously approved by the Board.

Mr. McCurdy provided Jason Jaggi with a copy of the turning radius study.

ADDITION TO SINGLE FAMILY RESIDENCE – 134 LINDEN

Bob Winters, project architect, was in attendance at the meeting.

Catherine Powers explained that this is a request for the construction of a 2 ½ story addition to replace an existing one-story addition on the rear of the house. The existing home and detached garage contains white vinyl lap siding. The proposed addition would also be clad with vinyl siding. The applicant is requesting a modification to the Architectural Review Guidelines which do not permit the use of vinyl siding as an exterior material. The plans show the height of the addition will match the existing home at approximately 28-feet from grade to mid-point of roof and will contain green asphalt shingles to match existing. Impervious coverage is shown at 46%, which does not represent a significant change due to the new addition occupying the same location as an existing one-story addition. As shown, the plans comply with the rear and side yard setback provisions of the Zoning Ordinance. Catherine stated that the addition blends well with the existing residence. Staff does not prefer the use of vinyl siding as a substitute for wood siding; however, because the existing house and detached structure contain vinyl siding at the present time and in consideration of the limited scope of this project, staff supports its use. Since the addition will be occupying previous building area, the impervious coverage will not increase. Catherine indicated that staff recommends approval as submitted.

Mr. Winters introduced the owners David & Tina Danforth to the members. He stated that the existing family room and screened porch on the east side will be replaced by the new 2 ½ story addition on the same footprint.

Floor plans and elevations were presented, as well as a photograph of the structure.

Mr. Winters explained that the addition will match the style and finishes of the existing structure and that the asphalt shingle roof can be duplicated.

Jim Liberman asked if the chimney on the west elevation is new.

Mr. Winters replied “yes”. He stated the new chimney is stone, whereas the two existing chimneys are brick.

Scott Wilson asked Catherine Powers if staff approved vinyl siding for the existing structure.

Catherine Powers indicated that she does not recall the construction of the original house.

Steve Lichtenfeld commented that this house is part of the diversity of the street and that he did not realize it was vinyl.

Being no further questions or comments, Jim Liberman made a motion to approve as submitted, seconded by Steve Lichtenfeld and unanimously approved by the Board.

Marc Lopata asked the status of the Transit Oriented Development (TOD) Overlay Zoning District standards.

Catherine Powers informed the members that the draft language will be brought back to this Commission one more time after which a public hearing will be set.

Jim Liberman asked about the orange color of the multi-family structure at Daytona and Brentwood.

Jason Jaggi stated that the northeast corner of the building contains the actual paint color, which looks much better than the orange.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:35 p.m.

Recording Secretary